

CITY OF LAURINBURG

Community Development

305 WEST CHURCH STREET

P.O. Box 249

LAURINBURG, NORTH CAROLINA 28353

FAX
(910) 276-0354TELEPHONE
(910) 276-8257**PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS
COALITION ASSESSMENT GRANT****RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818****Section IV.D. – Narrative Information Sheet****January 31, 2019**

1. Applicant Identification:

City of Laurinburg, North Carolina
203 Atkinson Street / PO Box 249
Laurinburg, North Carolina 28352

2. Funding Requested:**a. Assessment Grant Type: Coalition****b. Federal Funds Requested:****i. \$ 600,000****c. Contamination:**

Hazardous Substances	-\$360,000
Petroleum	-\$240,000

3. Location:

City of Laurinburg, NC
Scotland County, NC

4. Property Information for Site-Specific Proposals: N/A- Not Site Specific

5. Contacts:

a. Project Director:

Michael Mandeville, Community Development Director
203 Atkinson Street
Laurinburg, NC 28352
Phone: (910) 276-8257
Email: mmandeville@laurinburg.org

b. Chief Executive/Highest Ranking Elected Official:

Hon. Matthew Block, MD, Mayor
203 Atkinson Street
Laurinburg, NC 28352
Phone: (910) 276-8257
Email: mayor@laurinburg.org

6. Population:

US Census Bureau, 2013-2017 ACS 5-Year Estimates:

Laurinburg: 15,320
Scotland County: 35,445

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less. (Two of the three coalition members are below 10,000)	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water.	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	8 & 9

8. Letter from the State or Tribal Environmental Authority: Attached



NORTH CAROLINA
Environmental Quality

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

January 8, 2019

Michael Mandeville
City of Laurinburg Planning and Community Development Director
293 Atkinson Street
Laurinburg, NC 28352

Re: U.S. EPA Brownfields Assessment Coalition Grant – City of Laurinburg, Scotland County,
And Scotland County Economic Development Corporation

Dear Mr. Mandeville,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Laurinburg, Scotland County, and the Scotland County Economic Development Corporation (SCEDC)'s application for a U.S. EPA Brownfields Assessment Coalition Grant. We are aware that your grant will focus on downtown areas targeted for redevelopment into indoor recreational facilities and former manufacturing operations within the minority regions of the county. This grant would be a tremendous economic development achievement for the coalition.

We hope that the coalition is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

cc: Cindy Nolan, U.S. EPA Region 4



City of Laurinburg, North Carolina
On Behalf of Coalition of
Laurinburg, Scotland County and Scotland County Economic Development Corporation
PROPOSAL FOR USEPA’S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section IV.E. – Narrative Proposal / Ranking Criteria
January 31, 2019

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Background and Description of Target Area: The City of Laurinburg (City), North Carolina (NC) has formed a Coalition with Scotland County (SC) and the Scotland County Economic Development Corporation (EDC) to revitalize brownfields in an area that has been hit hard by traditional industry closings and the demise of tobacco and cotton as cash crops, leaving dismaying remnants of those facilities and the loss of a once thriving downtown in the City that now sees blighted, vacant, and dilapidated buildings. The entities are collectively hereinafter referred to as ***Laurinburg*** or ***Coalition***.

Scotland County, carved out of Richmond County in 1899, received settlers as early as 1729, with a large influx of settlers arriving just after the Revolutionary War. Of course, Native Americans were the initial inhabitants of the region, and today the City and SC are home to many persons from the Lumbee Tribe. Europeans arrived and settled, followed by immigrants from Africa, most of whom did not come of their own volition. The Coalition’s earliest economy was agricultural, and those roots remain. Cotton, corn, swine, tobacco and soybeans predominated early on, but in the late 19th and early 20th centuries, the region became famous for growing watermelon and cantaloupe. Later, this agricultural economy was augmented with traditional manufacturing that involved the processing of cotton including textile mills, cabinet making, and, much later, mobile home manufacturing.

The City of Laurinburg, incorporated in 1877, became the county seat of Scotland County and initially thrived as a center of commerce and the location of the shops for the Wilmington, Charlotte, and Rutherfordton Railroad until 1894, 5 years before the County came into existence. There was always fear that the relocation of the railroad shop would cause the City would die, but that anxiety was abated when textile mills arrived. The City was also a regional center for education. Best known is the Laurinburg Institute, a private school for African-American children founded in the early 1900’s. The Institute is currently a charter school, but it had many well-known alumni, including jazz great, Dizzy Gillespie; Sam Jones and Charlie Scott, members of the National Basketball Association; and Wes Covington, a baseball star with the Milwaukee Braves. Former Governor, US Senator, and Duke University President, Terry Sanford, famously referred to as NC’s education governor, was born and raised in Laurinburg. In 1961, St. Andrews Presbyterian College opened in Laurinburg, and the area was then thriving as a retail center with abundant optimism.

With the decline in traditional manufacturing over the last few decades, including the demise of cotton mills and textile industries and significant issues facing agriculture, the area now faces enormous challenges. McNair Seed Company provided “Vit-a-Leaf,” a popular tobacco seed that is no longer a significant cash crop. The Dixon, Waverly, and Morgan Mills were large textile employers that left the vicinity to seek other areas for their low-wage jobs. Toastmaster-Ingraham, which manufactured clocks, stopped production in 2000. Abbott Labs took away 1,000 jobs in 2001. The shutdown of WestPoint Stevens in 2004 laid off 800 employees. Even in the most resilient of communities, such losses are incalculable, especially to the demographic profile of SC and the City. Those who could, left, and many of those who stayed now struggle to survive.

There are two primary target areas: the **City’s downtown**, with particular emphasis on sites north of Railroad Street, scattered among traditionally minority neighborhoods, and **underused or abandoned public school properties in the City and SC**. The 2019 EPA Assessment Grant will provide critical funds to mobilize the process of reusing brownfields properties and supporting ongoing efforts to change the fortunes of the City and SC.

1.a.ii. Description of the Priority Brownfield Sites: All three partner entities have identified priority brownfield sites in the target areas that have the potential for significant redevelopment and impact on revitalization of these communities. The former **Covington Concrete, located in the City at 213 N. Gill Street**, is an abandoned industrial site located in a residential neighborhood north of the railroad tracks. Its past use and current state would suggest the presence of hazardous substances and possible petroleum contamination that could be affecting nearby citizens. As will be noted below in **Section 2.a.ii**, the Coalition faces health, welfare, and impoverished conditions. Similarly, an **abandoned school gymnasium, originally constructed in 1925, on Gibson Road** in SC, is a facility whose redevelopment could benefit the well-being of the surrounding neighborhood. All that remains of the former school complex is this boarded up gym facility. Given its age, there is suspected hazardous and petroleum contamination. In downtown Laurinburg, a vacant, 4-story, **former bank building at 237 S. Main Street** offers an opportunity for significant reuse. At over 25,500 SF, the building, which was constructed in the 1970s, has tremendous potential for redevelopment as a restaurant, niche hotel, and anchor of downtown revitalization. All three priority sites are available for assessment and redevelopment.

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans: Regional cooperation in the face of economic challenges will be critical to the Coalition’s success. The **Laurinburg Economic Development Strategic Plan**, completed in 2017, underscores an important redevelopment strategy to support business development by encouraging reuse of vacant and/or underutilized facilities through development of a **vacant buildings grant**.¹ This strategy will prevent sprawl, will help revitalize downtown, and will serve as an on-going road map, frequently revisited, to insure plan-driven decision-making for Duplin, the City, and the EDC. In downtown, the incentive could be structured like an industrial incentive, i.e., a grant based on net new tax revenue. For industrial development, the vacant building incentive could provide a lower

¹ Laurinburg Economic Development Strategic Plan, 2017:
<http://www.retailstrategies.com/laurinburg/wp-content/uploads/sites/44/2018/08/Laurinburg-Strategic-Final-Plan.pdf>

threshold for investment or jobs, a higher percentage of grant, or additional years of the grant. In a preliminary survey, Coalition officials identified over seventeen brownfields sites that have reuse potential for this program.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy: Downtown renewal is critical for the City and region. As noted in **Section 2.a.ii**, Hurricane Florence caused the collapse of a former historic building on S. Main Street, leaving a gap in the integrity of the downtown area. Shaw Academy on Old Wire Road in Wagram has potential reuse as low to moderate housing – a significant need identified in planning. Currently, the unknowns of contamination, however, are a disincentive to potential developers. The Covington Concrete site, for example, may have its first and best reuse as a park to serve the surrounding neighborhood and address the recreational and health needs of the community that is currently substantially underserved by healthy recreational amenities as noted in **Section 2.a.ii** below.

1.c.i. Resources Needed for Site Reuse: The Coalition fully anticipates the need to secure additional funding for assessment, revitalization and redevelopment of their sites and communities. Upon completion of assessments, additional funds will be sought for remediation and redevelopment through federal, state and private partners. The Coalition members are eligible for support from a variety of sources including the **NC Rural Center**, whose purpose is to develop strategies for sustainable rural communities by providing staff support for planning needs. The **NC Department of Commerce (NCDoC)** also provides funding particularly relevant to brownfields sites through its **building reuse program** for vacant buildings and their expansion. **USDA Rural Development** offers local assistance that can be particularly helpful in multi-use, downtown projects. A portion of the County near Wagram has also been designated as an **Opportunity Zone** by NCDoC, providing a number of investment incentives, including tax deferrals for qualified investors to re-invest unrealized capital gains into low-income communities throughout the state. Low-income census tracts, where the poverty rate is 20% or greater and/or where family income is less than 80% of the area's median income, qualify for these incentives.²

1.c.ii. Use of Existing Infrastructure: Existing transportation and utility infrastructure is currently in place and adequate capacity exists for most redevelopment projects envisioned for the Coalition's target areas and priority sites, although some improvements may be necessary depending upon the proposed end use for particular sites. No significant utility or transportation upgrades are anticipated to be needed, although the Coalition stands ready to facilitate upgrades where needed. Additionally, for the priority sites noted in **Section 1.a.ii** and other prospective sites throughout the target areas, utilization of existing utility connections and roadways will be included as prioritization criteria during the formal inventory process.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. The Community's Need for Funding: Scotland County has Tier 1 status in North Carolina, an indicator of its economic stress. A Tier 1 designation by the NC Department of Commerce is a marker that SC is among the 40 most economically distressed counties in the state – a designation

² North Carolina Opportunity Zones, 2018: <https://public.nccommerce.com/oz/>

that encourages economic activity in less prosperous areas. It is the second poorest county in NC, with only adjacent Robeson County ranked lower. Both the City and SC have seen continuing declines in population in recent years, a clear indicator that many residents are choosing to live in other areas with higher employment options and greater economic opportunities. According to the latest ACS 5-year estimates (2017), SC's poverty rate of 29.8% and the City's rate of 33.8% far exceed that for the remainder of the state at 16.1%. These depressed socio-economic conditions, exacerbated by the abundance of brownfields sites throughout the Coalition communities, are a direct contributor to health and welfare of citizens as demonstrated in these statistics. Members of the Coalition do not, therefore, have the resources to address brownfield sites. While the Coalition communities' funding needs are varied, the EPA Brownfields Assessment grant will be a very important tool with potential to leverage significant additional funding, resources and investment into revitalization of these communities.

2.a.ii. Threats to sensitive Populations

(1) Health or Welfare of Sensitive Population: Aside from MHI, the number of children less than five in poverty is 56.0% in SC and 60.5% in the City. NC's is 28.4. Female households in poverty: 54.7% and 53.7% in SC and the City respectively. NC's is 34.0%. The minority populations of the City and SC make the Coalition area far more racially diverse than NC with the percentage of minorities in SC at 55.3% and 59.0% in the City.³ Infant mortality rates among minority infants has been a concern in the Coalition area.⁴ In the health report from 2017, the five leading risk concerns were "lack of physical exercise, use of tobacco, environmental factors, poor nutrition, alcohol and drug use."⁵ The redevelopment of the Gibson Road Gym and the possible creation of greenspace at the former Covington Concrete can add venues for physical exercise and healthy recreational opportunities to its citizens thereby addressing some of the risk factors contributing these stark statistics. The impact of Hurricane Florence on the Coalition communities has only furthered citizen frustration. Scotland's water system was down, significant flooding took place with chunks of streetscape washed away and buildings damaged, crop damage was significant, and Scotland High School's gym floor was flooded, and those evacuated there had to move. Two deaths were attributed in the flooding, and 59+ public housing units were damaged.⁶

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions: According to the County's 2017 Health Report, SC is ranked 99th out of 100 for Health Outcomes and 99th for Health Behaviors in North Carolina.⁷ The Coalition area continues to struggle with high mortality rates from heart disease, cancer, and diabetes. In 2016, along with stroke, these diseases accounted for half the deaths in SC. Of the total deaths in SC for 2016 (423), cancer was the leading cause with 108. One priority of the selection of brownfields sites listed above in **Section 1.a.ii**, is proximity to residential neighborhoods. Diabetes and obesity among adults and children are also

³United States Census Bureau, 2017 <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>.

⁴ Scotland County State of the County's Health Report, 2017 <https://www.scotlandcounty.org/Archive/ViewFileItem.47>.

⁵ *Ibid*, p. 2.

⁶ NC Department of Public Safety, 2019: <https://www.laurinburgexchange.com/sports/18482/hurricane-florence-leaves-its-mark-on-scotland>, North Carolina Administration, 2019: <https://www.ncdps.gov/our-organization/emergency-management/past-disasters/hurricane-florence-2018/storm-statistics>, and <https://ncadmin.nc.gov/news/events-calendar/2018/10/16/laurinburg-housing-authority%C2%A0-fema-recovery-consulting-services>.

⁷ Scotland County State of the County's Health Report, 2017 <https://www.scotlandcounty.org/Archive/ViewFileItem.47>.

identified among the priority health concerns in SC in the County Health Report. Systemic poverty is an underlying factor in the incidence of disease and adverse health conditions. Addressing and redeveloping brownfields in these communities will contribute to reversing these adverse health statistics by providing more employment, recreational outlets and access to better health care.

(3) Economically Impoverished/Disproportionately Impacted Populations: Particularly on the north side of the railroad tracks in the City, the historic African American residential community is intermingled with brownfield sites, most of which appear to be abandoned. See **Section 2.a.ii.** above for how these populations are impoverished and impacted. As in many places, de facto segregation continues. The close proximity of brownfield sites to residential neighborhoods north of the railroad tracts is, indeed, an issue of economic justice.

2.b.i. Community Involvement: Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, the Coalition will engage a citizen board made up of members of all Coalition communities to participate in the **Laurinburg Brownfields Redevelopment Advisory Group (Laurinburg BRAG)**, which will advance a sustainable brownfields redevelopment program for the entire region and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate. Among the first tasks of the BRAG will be development of a **community involvement plan** to guide broader community involvement to support the overarching goals of the program and engage affected community members to understand their needs, concerns, and interests related to the brownfields program. The purpose of this plan is to provide a voice for the broader community and a forum for those who may not be directly represented by the BRAG. Based on initial outreach efforts by the Coalition members, the following partners have committed to participation in the program:

Partner Name	Point of Contact / Email / Phone	Specific Role in Project
Laurinburg-Scotland County Chamber of Commerce	Chris English, Executive Director 910-276-74-20.	Liaison with local business community.
Partners in Ministry	Dr. Melba McCallum, Director www.pim-nc.org 910-277-3355	Liaison to target areas. Meeting space. Dissemination of information.
Restoring Hope Center, Inc.	Faye Coates, Executive Director restoringhopecenter@yahoo.com 910-276-4460	Liaison to target areas. Meeting space. Dissemination of information.
Scotland County Schools	Dr. Ron Hargrove, Superintendent 910-277-4459	Liaison to the School Board. Access to former school sites.
Scotland County Radio WLNC	Terry Gallman wlnc@wlncradio.com 910-276-1300	Disseminating information about the grant and its progress.
Richmond Community College	Dr. William McInnis wdmcinnis@richmondcc.edu 910-410-1806	Meeting space, expertise, workforce assistance.

2.b.ii Incorporating Community Input: Among the elements of the community involvement plan will be a schedule for providing regular community updates through press releases, website content, and social media outlets. The community involvement plan will also include schedules for open house meetings and planning charrettes that will occur at appropriate intervals throughout the 3-year project period. These advertised public meetings will be conducted during evening and/or weekend hours to encourage participation by the entire community. With focus on stakeholders who will be most affected by the project, these meetings will include updates by BRAG members, staff and consultants about program status to provide an open forum for engagement and education, facilitate direct, two-way communication and encourage the exchange of ideas. Formal project updates will be conducted through advertised public information presentations at regular intervals, at least once per year, within each locality to keep the general public informed of progress.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

Task Descriptions below define all grant funded activities, with 60% designated for hazardous and 40% for petroleum sites and include how estimated costs were derived. *Task Descriptions* are followed by an associated **Project Budget Table** and a **Summary Outputs Table** included in **Section 3.b**. As per **Section 4.a.ii**, all contractual activities will be conducted by a qualified contractor/consultant.

3.a. Description of Tasks and Activities:

Task 1: Cooperative Agreement Oversight and Community Engagement – Total \$40,000
\$7,500 Travel + \$2,500 Supplies + \$30,000 Contractual
(\$24,000 Hazardous / \$16,000 Petroleum)

Cooperative Agreement Oversight includes activities integral to achieving the purpose of the grant, e.g., program development, project oversight, administration, performance monitoring and reporting, and attending conferences. While these programmatic activities are eligible for reimbursement, they will be conducted in-kind by staff at an estimated \$15,000 (\$5,000 average per year). Grant eligible direct (reimbursable) costs include a travel budget of \$7,500 for two or more staff representatives to attend up to three conferences, including EPA National and Region 3 Brownfields Conferences and state conferences during the project period. Direct costs for advertisement of public meetings and community events and printing of related project materials (site brochures, posters, maps, etc.) are budgeted at \$2,500 (\$833 average per event). Contractual costs include consultant reporting assistance estimated at \$12,000 (\$4,000 per year) for preparing quarterly and annual status reports and entering/updating site information in ACRES. Contractual costs for **Community Engagement** are estimated at \$18,000 (\$6,000 per year) and include technical assistance to maintain interaction with stakeholders and the community throughout the project. Primary activities include (1) developing news releases for local media and content for special brownfields pages for Coalition member websites to provide project updates, post reports and summaries of findings, and cite success stories; (2) preparing

educational and outreach materials describing the program and its benefits to property owners, developers and citizens; and (3) facilitating public informational meetings approximately once per year per coalition member (9 total). Estimated in-kind expense of \$12,000 (\$4,000 per year) for Community Engagement Activities includes staff time to coordinate and participate in stakeholder and community meetings.

Task 2: Brownfields Inventory Mapping / Database, Preliminary Site Characterization, Eligibility Determinations, Prioritization and Access Coordination – Total \$24,000 Contractual (\$14,400 Hazardous / \$9,600 Petroleum)

The Coalition will begin their program with preparation of a brownfields inventory and database for sites in all member localities. Properties will be compiled, characterized, and prioritized, and a pool of sites will be selected for assessment. The number of sites chosen will depend upon access considerations and assessment costs. No assessments will be conducted prior to confirming eligibility with EPA, and, when applicable, with DEQ for petroleum sites. In-kind staff expenses are estimated at \$12,000 (\$4,000 per year) to oversee this task and coordinate access with private property owners.

Task 3: Environmental Site Assessments (ESAs) – Total \$356,000 Contractual (\$213,600 Hazardous / \$142,400 Petroleum)

Upon receiving eligibility determinations and access from property owners, consultants will conduct approximately 10 Phase I ESAs for hazardous and 8 Phase I ESAs for petroleum sites. The number of ESAs within each locality will be determined during the inventory process and in accordance with the Coalition's MOA developed prior to start of the project per *Section 4.a.i*. ESAs will be completed consistent with ASTM E1527-13, which meets EPA's latest All Appropriate Inquiry standard. Time and costs for completion of Phase I ESAs are contingent upon many factors, e.g., property size, existing improvements, past and present uses, and extent of known or suspected Recognized Environmental Conditions (RECs), but approximately 6 Phase I ESAs will be completed per year with all being completed within 24 to 30 months of site selection at an average unit cost of \$5,000 per assessment, which is common for industrial and commercial properties anticipated for these assessments. Based on Phase I ESA results, sites will be evaluated to determine which require Phase II ESAs, which will include (a) project planning activities, e.g., generic Quality Assurance Project Plan (QAPP) and site specific Health and Safety Plans (HASPs), and Sampling and Analysis Plans (SAPs); (b) soil and groundwater sampling; (c) lab analyses; and (d) summary reports with recommendations for further action, if warranted. The Coalition expects to complete 6 Phase II ESAs (3 Hazardous and 3 Petroleum) within 24 to 30 months of site selection. Based on experience with similar properties, contractual services will average \$40,000 per Phase II ESA (6) and \$2,000 per project plan (13). Estimated in-kind commitment of \$12,000 per year (\$36,000 total) includes staff time to coordinate with consultants and owners, oversee and monitor assessments, and review results/reports prior to EPA submittal.

Task 4: Remediation / Redevelopment Planning – Total \$180,000 Contractual (\$108,000 Hazardous / \$72,000 Petroleum)

For some sites selected for Phase II ESAs, preliminary remediation plans will be prepared to review alternatives for further environmental investigation and/or remediation. Preliminary cost estimates for alternatives and reports will be prepared and coordinated with EPA and DEQ for proposed remedial actions. Staff and consultants will also work with community stakeholders in each locality to conduct preliminary area-wide or site-specific redevelopment planning for selected target areas and/or individual properties to explore best reuse and economic potential of assessed sites. This will include marketing/feasibility studies, master plans and conceptual development plans for target areas and specific sites. A total of 6 Remediation/Redevelopment Plans are anticipated at an average contractual cost of \$30,000 per plan. Coordination with EPA and DEQ, informing citizens of site findings, and gathering input for redevelopment plans will be provided by staff on an in-kind basis at approximately \$3,000 per plan (\$18,000 total). **NOTE: Planning Task budget of \$180,000 represents over 30% of the total grant budget as indicated on Laurinburg's Other Factors Checklist.**

3.b. Cost Estimates and Outputs:

The **Task Descriptions** above include information regarding how estimates were derived for each task and were developed to achieve the primary goal of completing 18 Phase I ESAs; 6 Phase II ESAs, including associated quality assurance and work plans; and 6 remediation/redevelopment plans within the 3-year project period. The **Project Budget Table** below includes direct costs for travel, supplies and contractual assistance. Coalition members will provide in-kind services, including administration, coordination and product reviews, and will supplement expenses for communication materials, advertisement, and other community involvement activities through their respective department budgets if needed. The number of sites assessed per locality will be established prior to the start of the program through the Coalition's MOA described in **Section 4.a.i.** and will be consistent with the **Project Outputs Summary** that follows the budget.

PROJECT BUDGET TABLE

TASK ➡ CATEGORY ↓	1 Oversight / Community Engagement	2 Inventory / Prioritization / Access	3 Environmental Site Assessments (ESAs)*	4 Remediation / Redevelopment Planning	TOTAL
Travel	\$7,500	\$0	\$0	\$0	\$7,500
Supplies	\$2,500	\$0	\$0	\$0	\$2,500
Contractual	\$30,000	\$24,000	\$356,000	\$180,000	\$590,000
SUBTOTAL	\$40,000	\$24,000	\$356,000	\$180,000	\$600,000
Hazardous Sites	\$24,000	\$14,400	\$213,600	\$108,000	\$360,000
Petroleum Sites	\$16,000	\$9,600	\$142,400	\$72,000	\$240,000
GRANT TOTAL	\$40,000	\$24,000	\$356,000	\$180,000	\$600,000
*Includes Phase I & II ESAs, Work Plans (QAPP, HASPs, SAPs)					

PROJECT OUTPUTS SUMMARY

TASK	DESCRIPTION	CATEGORY	BUDGET	AVERAGE	PER	ANTICIPATED OUTPUTS
1	Cooperative Agreement Oversight & Reporting	Contractual	\$12,000	\$4,000	Year	Quarterly Reports (4 / Year), Annual Reports (3), Property Profile Forms / ACRES Entries (18)
1	Community Involvement	Contractual	\$18,000	\$6,000	Year	Meetings (1 / Member / Yr = 9), Program Brochures (3), Media Releases (6), Web Content
1	Travel	Direct	\$7,500	\$2,500	Event	Conferences (3) for 2-3 Staff, depending on event location
1	Supplies	Direct	\$2,500	\$833	Event	Advertisement, Printing (1 Community or Site Event per Locality)
2	Inventory/Mapping/Database Site Prioritization/Eligibility	Contractual	\$24,000	\$8,000	Year	Site Inventory/Mapping/Database (1); Site Eligibility Forms and/or Updated Forms (30)
3	Phase I ESAs	Contractual	\$90,000	\$5,000	Site	Phase I ESA Reports (18)
3	Phase II ESAs	Contractual	\$240,000	\$40,000	Site	Phase II ESA Reports (6)
3	Quality Assurance Plans	Contractual	\$26,000	\$2,000	Plan	Phase II ESA Planning Documents including generic QAPP (1), HASPs (6) and SAPs (6)
4	Site Remediation & Redevelopment Plans	Contractual	\$180,000	\$30,000	Plan	Site Specific Remediation / Redevelopment Plans and/or Area Planning Documents (6)
GRANT TOTAL			\$600,000			

3.c. Measuring Environmental Results:

Establishing and tracking performance metrics will allow the Coalition to implement, assess and communicate progress toward program goals and to determine if implementation is producing the desired return on investment. To maintain steady progress throughout the grant period, consultants will prepare *monthly reports keyed to a master plan* prepared in compliance with the City's Cooperative Agreement Work Plan to summarize activities, e.g., milestones achieved, issues encountered, budget and schedule updates. These will be used to gauge progress, communicate with constituents and prepare performance reports meeting requirements of the Cooperative Agreement. Applicable site information will also be regularly entered in EPA's *ACRES database*, and Laurinburg will provide ongoing and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, number of jobs created, acres made ready for redevelopment, and tax revenue generated as a result of the program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. Organizational Structure: The City brings excellent, experienced leadership to the management of a Coalition Grant (see below, **Section 4.b.i** for a summary of major Federal and Non-federal grants). For **Administrative and Technical Experience**, **Michael Mandeville, Community Development Director**, will be the primary administrative contact. He has degrees from West Virginia University; and experience in multi-disciplinary civil, environmental, and mining engineering projects. Prior to coming to the City, Michael worked for the Fayetteville (NC) Area Metropolitan Planning Organization. Additional administrative experience comes from City Manager, Charles Nichols, with an undergraduate degree from NC State and an MBA from UNC-

Pembroke. Charles has worked closely with SC Board of Commissioners, the SC School Board, and City Revitalization Corporation on the creation of the City's Art Garden. Charles is also a local businessman. **City Finance Director, Carrie Neal**, will provide **Financial Experience**. She is a CPA with an undergraduate degree from the University of South Carolina. Carrie has previously worked as Assistant Manager of Financial Services for Franklin County, NC and CFO for Moore County, NC. Additional **Project Management Experience** will be provided by **City General Services Director Harold Haywood**, who has with extensive experience in project management. For **Economic Development Experience**, **Mark Ward**, a native of Laurinburg with a degree in Sociology from UNC-Pembroke, currently serves as Executive Director of the SCEDC and brings a 20-year background in banking. Mark has been a successful recruiter of industrial clients in SC with particularly significant investment at an industrial site near the Laurinburg-Maxton Airport.

4.a.ii. Acquiring Additional Resources: The City will rely on a qualified outside contractor with appropriate expertise and resources to carry out the technical aspects of its Brownfields Program. For **contractor selection and procurement**, Laurinburg follows competitive negotiation procedures required for all public bodies in the state to obtain professional services at reasonable cost. All procurement procedures will be conducted in compliance with 40 CFR 31.36 and the NC public procurement procedures for Qualifications Based Selection (QBS). Beginning with advertisement of a request for qualifications and proposals for professional services, followed by interviews with top candidates if needed, staff will score applicants, select and negotiate a contract with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into the City's solicitation and final contract executed with the selected contractor.

4.b.ii. Laurinburg Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements.

(1) Purpose and Accomplishments: The City has an excellent track record in grant management and performing all phases of work. In 2007, the City received a \$1.1 million grant from the Golden LEAF Foundation for a satellite campus of Richmond Community College in SC. More recently, the City has received two significant grants from the NC Rural Infrastructure Authority: \$1.5 million for the 42-acre Incubator Park and \$708,000 for a 165-acre "Smart Sites" location in the City. In 2018, NCDEQ awarded the City \$2 million in CDBG funds for sewer infrastructure improvements in an existing low-income area that experiences significant issues with inflow and infiltration.

(2) Compliance with Grant Requirements: As noted above, the City has managed both federally and non-federally funded projects and is fully capable of successfully completing all phases of work under this cooperative agreement. Laurinburg is familiar with and understands the necessity of developing work plans, creating and maintaining schedules, and assuring adherence to project terms and conditions. For all projects identified above, all applicable site information, required administrative reports, design documentation, and final inspections were submitted in a timely manner and approved by funding and regulatory agencies with purview. Final project closeout was accomplished for these projects in compliance with program requirements.

**City of Laurinburg, North Carolina on Behalf of a Coalition of
City of Laurinburg, Scotland County and Scotland County Economic Development Corporation
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
Section III.A. – Threshold Criteria
January 31, 2019**

1. Applicant Eligibility

The City of Laurinburg (City) was established in 1877 as a separately chartered political subdivision of the State of North Carolina. The City is submitting this proposal as lead agency and grant applicant on behalf of the following Coalition members, all of whom are eligible entities for this funding:

- City of Laurinburg, North Carolina – General Purpose Unit of Local Government
- Scotland County, North Carolina – General Purpose Unit of Local Government
- Scotland County Economic Development Corporation – Local Land Clearance Authority

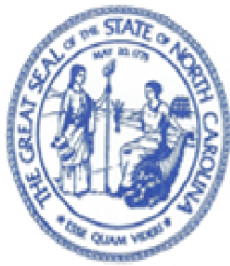
All coalition members have affirmed their agreement to be part of the coalition. See ***Threshold Criteria Attachments*** for copies of their letters of confirmation to apply for funding.

2. Community Involvement

Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, the Coalition will engage a citizen board made up of members of all Coalition communities to participate in the ***Laurinburg Brownfields Redevelopment Advisory Group (Laurinburg BRAG)***, which will advance a sustainable brownfields redevelopment program for the entire region and will serve as brownfields ambassadors, advisors and a steering committee throughout the project, bringing their community vision and expertise in business, construction, health care, and real estate. The community involvement and communications component of the proposed brownfields assessment program, which is described in greater detail in the Coalition's narrative proposal ***Section IV.E.2 – Community Need and Community Engagement***, includes (1) regular team meetings, (2) project updates at advertised public meetings, particularly at meetings and work sessions of the elected bodies of each Coalition locality, (3) maintaining a brownfields project information section on the localities' websites, (4) preparing printed materials, e.g., program brochures, and media releases to disseminate project updates and program success stories. The Coalition will also extend its outreach efforts to include opportunities for citizens to review project deliverables, especially remediation and redevelopment plans, through presentations to local business and civic organizations and through small group and neighborhood meetings, open house events and planning charrettes, facilitated by the BRAG, staff, and consultants, to allow a broad range of community perspectives.

3. Expenditure of Assessment Grant Funds

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Assessment Grant.



County of Scotland

507 West Covington Street
Laurinburg, North Carolina 28352
Telephone: (910) 277-2406
Fax: (910) 277-2411
www.scotlandcounty.org



January 23, 2019

Mr. Michael Mandeville
Director of Community Development
City of Laurinburg
203 Atkinson Street
Laurinburg, NC 28352

Dear Michael:

Scotland County is pleased to join with the Scotland County Economic Development Corporation and the City of Laurinburg for the purpose of submitting an application for FY 2019 EPA Coalition Assessment Grant. We hereby affirm that we are an eligible entity for this funding. We further endorse and support your submittal of the application on our behalf and agree that the City of Laurinburg will be the primary applicant and lead member who will continue to serve as project manager when we are selected for this program.

As a region, we believe strongly that economic development is vital to our growth and sustainability and that the appropriate redevelopment of existing properties is an effective economic development strategy. Together we have worked successfully on various projects that have had a positive economic impact on our region. We are pleased to continue this long-standing partnership with you and look forward to our continued shared success.

Sincerely,

A handwritten signature in black ink, reading "Kevin Patterson". The signature is stylized with a large, sweeping loop at the end.

Kevin Patterson
County Administrator



January 3, 2019

Mr. Michael Mandeville
Director of Community Development
City of Laurinburg
203 Atkinson Street
Laurinburg, NC 28352

Dear Michael:

The Scotland County Economic Development Corporation is pleased to join with the Scotland County, and the City of Laurinburg for the purpose of submitting an application for FY 2019 EPA Coalition Assessment Grant. We hereby affirm that are an eligible entity for this funding. We further endorse and support your submittal of the application on our behalf and agree that the City of Laurinburg will be the primary applicant and lead member who will continue to serve as project manager when we are selected for this program.

As a region, we believe strongly that economic development is vital to our growth and sustainability and that the appropriate redevelopment of existing properties is an effective economic development strategy. Together we have worked successfully on various projects that have had a positive economic impact on our region. We are pleased to continue this long-standing partnership with you and look forward to our continued shared success.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Ward". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mark Ward
Executive Director

16800A US Hwy 401 Bypass
Laurinburg, NC 28352
910-266-4326

**CITY OF LAURINBURG, NORTH CAROLINA
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS
COALITION ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-18-06 / CFDA NO. 66.818
January 31, 2019
Attachment 1 for SF424 Submittal**

AREAS AFFECTED BY PROJECT

1. City of Laurinburg, North Carolina
2. Scotland County, North Carolina

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/28/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Laurinburg, North Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0921476230000

d. Address:

* Street1:

303 West Church St.

Street2:

* City:

Laurinburg

County/Parish:

Scotland

* State:

NC: North Carolina

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

28352-3719

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Michael

Middle Name:

David

* Last Name:

Mandeville

Suffix:

Title:

Community Development Director

Organizational Affiliation:

City of Laurinburg

* Telephone Number:

910-276-8324

Fax Number:

* Email:

mmandeville@laurinburg.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-01 - 19 0124 - Laurinburg - SF424 - At

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

USEPA Community-Wide Brownfields Assessment Coalition Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: